App F IX 4

Previous References

1944.45
(ml)

File No 12 44
Serial Nos 19, 20

Later References

GENERAL AND REVENUE SECRETARIAT

Serial Nos 1 to 18

Part B for

SUBJECT

Visit of Mr T.A Wickingdon, Chairman of Nagapur Improvement Trust and party to study model layout for workers' Homes & housing the poor

5207/L ✓ 6260/L 13

To The Executive Officer
the Nagpur Improvement Trust
Nagpur

No L 7961 Dy 9-2-45
Furnishes certain information an requests to intimate the exact date of their Visit to the State

To The Secy to the Resident
No Pol C 1796 Dy 10-2-45
Forwards a copy of letter addressed to the Executive Officer, Nagpur Improvement Trust

Letter No 1654 Dy 21-3-45 from the Executive Officer, Nagpur Improvement Trust stating that for the present the Trust deputation has completed its tour of Study & that if later it is decided to visit Mysore & Bangalore, timely intimation would be sent

Subd for perusal
WKS 5/4.

No action is called for The papers will be filed for the present

Lawtey) for Secy

1898

7/4/45 B 15

6/4/45 for

No....
Office of the

From

S.P. Chaube, Esquire,
EXECUTIVE OFFICER.

DEWAN'S OFFICE
16 JAN 1945
NO. M 1024

To

The Diwan,
Mysore State,
Mysore

Nagpur, dated 5 January 1945.

Sir,

It is proposed to send a deputation consisting of T.D. Wickenden, Esquire, I.C S., Legal Secretary to Government, Central Provinces and Berar and Chairman Nagpur Improvement Trust, Mr. S P. Chaube, the Executive Officer, and Mr. V.C. Mehta, the Trust Engineer to visit and investigate town-planning schemes in your city. I write to enquire if it would be possible for you to -- accommodate the deputation and let it collect information and meet the officers in charge of improvements sometime in the middle of February 1945.

2. I am not aware as to what kind of accommodation is available in your city for putting up the deputation A hotel accomrodation would suit the personnel. On hearing from you I shall send the exact date of arrival of the deputation.

3. The most urgent problem of the Nagpur Improvement Trust is housing for evictees and industrial labour. It is learnt that you have made considereble progress in solving this prblem.

4. The Nagpur Improvement Trust would be greatly indebted for being given comprehensive details of the solution of this problem as also of improvement schemes executed.

I have the honour to be,
Sir,
Your most obedient servant,
S Chaube
EXECUTIVE OFFICER

4) The deputation of officers from the Central Provinces and Berar would probably be visiting the Bangalore and Mysore Cities They may meet the following officers, when on tour in the State, to discuss questions relating to Town Planning:-

1 The Law Secretary to Government
2 The Commissioner for Economic Development and Planning
3. The Government Architect
4. The Engineer officer of the Bangalore City Improvement Trust Board
5 The Municipal Commissioner, Bangalore City
6 The President, Mysore City Municipal Council

The work done by the Mysore and Bangalore City Municipalities in solving the housing problem is indicated below

5) The Bangalore City Municipal Council have built only 386 houses up-to-date - 250 of them being meant for mill labourers at a cost of Rs 350 each at a rent of Rs.2 per mensem and measuring 17' x 11'. The problem of housing the middle classes has not been tackled at all except in the case of houses in the Poor House Block, Basavangudi, which were constructed and sold on the hire purchase system

Action taken by the Bangalore City Municipal Council re: housing.-

6) The Bangalore City Municipal Council have been granted a loan of two lakhs of rupees by the Government for laying out extensions with a view to provide sites for the construction of houses for the poor and middle class people and thus relieve congestion in the heart of the City The Municipal Council have been requested to execute the extension schemes relating to (1) Kalasipalya, (2) Hosur Road, (3) Sidney Circle - Vaccine Institute and (4) Korachara-palya

Bangalore City Improvement Trust Board -

7) The bill relating to the Bangalore City Improvement Trust Board was passed in the last Sessions of the Legislative Council held in December 1944 and it has been since promulgated into law A provisional committee of officers has been constituted for the present.

8) In this connection an Engineer Officer has

has been appointed to prepare plans of the several schemes to be taken up after the Trust Board comes into existence The plans for the extensions in the following areas have been ordered to be prepared and kept ready for being handed over to the Trust Board on its formation

1) Sunnakal Farm 2) Kanakan Palya
3) Ramakrishnamut Road 4) Timber Yard and
5) The area between the Sampige Road and Lalbagh Road

a) The Engineer has been surveying and preparing plans and estimates- —A number of sites are being formed in the Western portion of the Kumara Park area He has also been working out plans for the removal of slums in the crowded areas of Aralepet, Sultanpet and other parts of the City.

The construction of some Model Houses in the Wilson Garden Extension has been ordered to be taken up by the Engineer Officer for giving them temporarily to persons whose houses in the crowded parts of the city will be acquired for removing congestion 340 units have been proposed to be constructed at a cost of Rs 2 55 lakhs for housing the Primary School teachers in the City

Industrial Subur

In regard to industrial labour, action has been taken to form an Industrial Suburb to the West of Bangalore City. ~~on the lines indicated in the note prepared by the Government Architect.~~

The formation of an industrial suburb in Bangalore City is one of the first steps to be taken towards the improvement of the city by concentrating industries in suitable areas and is also one of the items of the plans for post-war reconstruction The question has been under the consideration of Government for a long time, but owing to certain difficulties, the scheme has not so far materialised With the present day congestion in Bangalore City and the rapid growth of the town and development of the industries, the

the need for a suburb is now being acutely felt One of the considerations weighing in regard to the formation of such a suburb is the creation of a suitable area where industries could be concentrated without prejudice to the requirements of residential quarters At the same time, the area must be easily accessible, must be within the easy reach of labour and supply of water and electricity has to be assured Since Bangalore has so far developed north and south and since its development to the east has been arrested by the C & M Station, the proposed industrial suburb is to be located to the west of the City and the ideal land for this purpose is that running practically north to south from Yeswanthpur to Nayindahalli The present scheme of formation of the suburb coincides with the need of the Mysore State Railways in respect of the relieving the congestion in the Bangalore City Railway Station Yard and the plan of opening up of a separate chord line between Yeswanthpur and Nayindahalli to the West of the existing Bangalore - Poona Line This line will form the essential part of the new industrial suburb scheme, providing its industries with Railway sidings and convenient loading facilities

(2) The first stage of the scheme extends from Yeswanthpur Railway Station to the Bangalore - Magadi Road, and covers an area of about 668 acres Deducting the land required for roads and the existing villages (to be absorbed only at a later stage), the net area available for industrial development will be about 406 acres This area has been divided into 78 plots ranging in size from 2 to 8 acres The type of factories likely to be shifted to the new area are

Workshops employing from 10 to 100 workmen using moderate quantities of filtered water and electric power such as metal workshops, foundries motor repair shops, pottery and wood working factories and small power loom weaving establishments. The extent of flat land behind the proposed new Goods Yard is proposed to be utilised for bigger plots meant for shifting of the present Timber Yard from the Cottonpet area Water is proposed to be tapped from the raising main line leading to the Combined Jewell Filters and led to a service reservoir to be located at a high place or alternatively taken directly from the Malleswaram Jewell Filters to a balancing reservoir Necessary provision for water supply and for the main and street sewers required for the suburb has been made The sullage is proposed to be utilised for irrigation of land round about the suburb The main power line runs very near and the power required for industrial purposes is proposed to be tapped from this line and distributed with suitable secondary lines to serve the entire area Street-lighting has also been provided for Estimates for the construction of the main and subsidiary roads in the area have also been sanctioned The work is being started Provision is made in the scheme for the housing of a limited number of essential workmen It is proposed to provide independently for large scale labour housing Provision has also been made for public amenities and the demarcation of the several plots after the acquisition proceedings are completed

The financial side of the question has been thoroughly examined and the forecast has been based on the assumption that about 50 percent of the area of the suburb will be taken up by the existing

industries to be shifted from the City and the balance by new industries The total expenses are estimated to be Rs 22,15,000/- It is proposed that the lands required for the location of the existing industries should be auctioned The total realisation by way of the disposal of lands at an upset price and by auction, is estimated at about Rs 26,86,000/- which would mean a net profit of about Rs 4,71,000/- for the Government, not to mention of the further amount which can be realised by the sale of the balance of the open area amounting to 60 acres meant for the purposes other than that of industrie Acquisition proceedings are proposed to be started immediately and a special budget provision has been made available for this

13) In spite of the high values at present available for land and the rather low price proposed for the disposal of the sites (about twelve annas per square yard as upset price and Rs 2/- per square yard as auction realisat it is seen that the scheme, as a whole, will be a remunerative one Apart from actual revenue realisation, an important result of the formation of the suburb will be the substantial improvement in the direction of relieving the present congestion within the city and the future development of the city on right lines

Proposals have been made for the formation of Lids to the north & west of Yeswantpur for housing about 20000 industrial workmen to be employed in the factories proposed to be located in the suburb

14) The Government have also since constitute a Sub-committee of the Economic Conference to go into the question of housing in the State

Mysore City Improvement Trust Board -

15) The Mysore City Trust Board has been in existence for over 40 years Between 1904-5 and 1934-35, eightysix experimental houses at a cost of nearly 19,000 rupees - 60 model

60 Model Houses at a cost of Rs 75,000 and 79 Model houses at a cost of Rs 70,000 or 225 houses in all at a cost of Rs 1 64 lakhs Such construction 149 houses have been built recently at a cost ranging between Rs.580 to 708 in the case of small houses which are generally of dimensions 19' x 17' with a kitchen 8' x 5' or 12' x 5' attached and at a cost ranging between Rs 1,075 to Rs 1,170 in the case of bigger houses generally of the dimensions 22' x 23' Loans were also granted to the Poor People for building houses.

(6) The building activities of the Trust Board are limited to the administration of the two building funds viz , Palace Building Fund and the Narasimharaja Building Fund The model houses built on the above fund are sold at cost prices to the deserving employees of the Palace, Municipality, Trust Board and other servants of the Government. The amount available at the credit of the above fund is found to be inadequate even to meet the needs of the above officials Moreover, the recovery of the sale value of the model houses is spread over 96 monthly instalments and the Trust Board is not in a position to undertake the construction of the houses for the industrial workers.

(7) The Board has however taken action in the recent years for the zoning of the small scale industries hitherto distributed in the city and to establish an industrial suburb in the north of the city and proposals are on hand for the establishment of the similar suburb near the Mysore South Railway Station

(8) The Trust Board can only form sites for dwelling houses in localities near about

about these industrial suburbs and make them available at concession rates for the purpose of construction of houses by the workmen themselves ~~and~~ or by their employers

17) So far as the large scale industries like Railway Workshop, Krishnarajendra Mills, Government Silk Factory and Sandal Wood Oil Factory are concerned, some of them have their own housing schemes. The Mysore City Municipal Council have constituted a fund called The Mysore City Municipal Model House Fund. It is a revolving fund to which the realisations from the sale of certain houses of the Municipality are credited, and they are utilised for the construction of more houses, with a view to remove the slums in the heart of the city. ~~and they are now largely in process of erection~~

18) The question of framing a Town Planning Act based on modern lines obtaining in England and America and applicable to the whole State is under active consideration

Jonnenah

GOVT. OF MYSORE 6586

(21) The Deputation proposes to visit the State about the middle of Feb^y Chargee (this month) A telegram to the Dewan, enquiring if the time is convenient is placed below in the file) SS

Law Secy) 1-2 [illegible]

Min R & L) & Dewan)

MT 5/2/45

22) Barely delayed, very regretfully 5/2

23) Send a telegraphic reply that they may await our Communication

24) Our Communication should [illegible] the following information:—

(a) There are no town-planning schemes, as such, operating in the State of Mysore but that the question of enacting a suitable Town-planning Act is under contemplation

(b) Though some progress is made, no substantial progress has been made in the matter of housing labour

(c) The two Municipalities (Bangalore & Mysore) have made some progress in the matter of schemes housing conjestion but no big schemes have yet taken final shape

(d) A scheme is under active consideration to create an industrial suburb for Bangalore

(e) They can meet the officers mentioned in the office note

25) The idea is, we do not want them to go over here & get disappointed by any chance we undertake what they may expect & thereafter let them talk to Sir Mokshagundam

26) As regards their accommodation, land part & portion of their facilities, when they are in the State, the C S will decide any whether & to what extent we can treat them as our guests

Dewan

27) We have since heard that the object is that the old town

III SSR

Executive Office

National Defense Research Committee

Washington

Please refer to your letter no 818 dated 3 February 1942. Separate communication to you on the subjects mentioned.

Sincerely

SSR jr. appl

[74]

Routine Notes

WD 07111—GPB—50 000—29 7 44

[To be used only for notes, requisitions, etc, not intended for permanent record]

CS

Subs for perusal
The OTB may have to be requested to make necessary arrangements to give facilities to the party
The matter may perhaps be dealt with in this
1/12/45 L-S-G Branch
as ordered by the Chief Secretary

Regr (A-SLSB)
W.C

Subs Copy of the letter has been taken on OS for linking further action regarding the facilities to be afforded to PoWs, to enable ~~as quickly~~ as quickly as possible the facilities should be sent to the L S G Branch, for ~~taking~~ addressing the Camp Officers to give facilities to the Study & Study models layouts for working hours of the Organisation of the Order

RS
6/12/45

DDR (Legal L S G W C) 7 12 45

Subs with a copy of the note prepared & put up in the main file on the subject which has been submitted to the Chief Secretary

CS

Supdt (Legal) 30
pl keep up to date
7/12/45

N L — Should you use notes be written on small slips the notes must be copied or slips pasted on this form

C F 74]

Routine Notes

[To be used only for notes, requisitions, etc, not intended for permanent record]

on the 2nd inst. It is now for orders whether a copy of the letter from the Residency may be sent to the Press mentioned in para 1 of the note for information & giving full facilities to the deputation

DSR
7/2/45

31)
Submd with 2 drafts (1) to the Executive Officer of the Nagpur Improvement Trust as per orders at paras 23 to 27 above & (2) to the Secretary to the Government in reply to this letter dt 31.1.1945 In view of the proposed visit having been postponed to the middle of March '45, it is for orders whether a telegram is to be issued as at para 23 above

DSR
8/2/1945

Two drafts are for approval whether a telegram should be issued as at para 23 above or unnecessary since the Trust Board has been postponed its first meeting is for orders

Laurie 9/2/45

Accd
9-2-45

Issued at once
9/2/45

9444
9/2/45

NB — Should routine notes be written on small slips the notes must be copied or slips pasted on this form

No D[illegible] 45/G&[illegible]

THE RESIDENCY MYSORE

Bangalore,
31st Jany 45

VISIT OF MR T. D. VICKENDEN
TO MYSORE

My dear Vedavyasacharya.

I am desired to say that Mr T D Vickenden Chairman of the Nagpur Improvement Trust wishes to visit Mysore in order to study model lay-outs for workers' houses and the housing of the poor generally. The Executive Officer and the Engineer of the Trust will probably accompany him. The tour is likely to be undertaken in the middle of March. The Government of the Central Provinces will be glad if the Government of Mysore will be so good as to give Mr Vickenden and his party all necessary facilities during their visit.

Yours sincerely,

R. Bourne

V. Vedavyasacharya, Esq., B.A.,
Chief Secretary to the Government of His Highness
the Maharaja of Mysore.

BJ

Despr 14 2 Maps

To

S P Chandler Esq
Executive Engineer of
the Nagpur Improvement Trust
Nagpur.

L7961/pwl
Dy 9-2-45

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Sir

With reference to correspondence ending with your letter no 818 dated 3 2 1945 on the subject of the proposed visit of Mr. T D Wickenden I.C.S. Legal Secretary to the Govt. Central Provinces & Berar to Nagpur Improvement Trust & others in the city of the State to investigate the town planning schemes there, I am directed to state as follows:-

(a) There are no Town-Planning Schemes, as such, operating in the State, but the question of enacting a suitable Town Planning Act is under consideration.

(b) Though some progress is made in housing

housing factory; no substantial progress has been made till now.

(c) The two city municipalities of Bangalore & Mysore have made some progress in the matter of relieving housing congestion but no big schemes have yet taken final shape.

(d) A scheme is under active consideration to create an industrial suburb for Bangalore.

~~Dear~~ During your visit to the State, you can meet the following officers:—

1) The Law Secretary to Govt
2) " Commissioner for Economic Development & Planning
3) " Govt Architect
4) " Engineer Officer of the Bangalore City Improvement Trust Board.
5) " ~~The~~ Municipal Commissioner & ex officio ~~Municipality~~
6) " " President Mysore as Municipal Council

A separate Communication will be made to you in regard to the accommodation, transport & such facilities during your stay in the State

The exact date of your visit to State may be communicated.

Yours
Law Secretary to Govt

Resp Do Mil 12-44-2016
2 Maps

To the Secretary to the
Honble the Resident in
Mysore

Col 1796 El
d 10 2 1945

Sir,

With reference to your DO letter no D.F. 16(5)-45/Local 60 L 1945.
& dt 31/1/1945 on the subject of the visit of Mr T D Wickenden Chairman of the Mysore Irrigation Board, to certain parts of Bangalore & Mysore to investigate the town planning schemes there, I am directed to forward herewith for the information of the Resident in Mysore a copy of this letter no & dated from the Executive Officer of the Mysore Irrigation Board in the matter.

A copy of the separate communication to be sent as regards the accommodation & other facilities available there will be sent to you in due course.

I have &c.

GOVERNMENT OF HIS HIGHNESS THE MAHARAJA OF MYSROE

General and Revenue Secretariat,

No Col 1796 Encl (

Dated Bangalore, 10 Feb *1945*

FROM

The *Secretary to the Government of*
His Highness the Maharaja of Mysore,
Law Department.

To

The Secretary to the Hon'ble the Resident in Mysore,
BANGALORE

Sir,

With reference to your letter No DF 16(5)-45/G&A dated 31st January 1945 on the subject of the visit of Mr T D Wickenden, Chairman of the Nagpur Improvement Trust, to the cities of Bangalore and Mysore to investigate the Town planning schemes there, I am directed to forward herewith for the information of the Hon'ble the Resident in Mysore, a copy of letter No L7961/[illegible] dated 9-2-45 issued to the Executive Officer of the Nagpur Improvement Trust in the matter

I have the honor to be,
Sir,
Your most obedient servant,

for Secretary to Government,
Law Department.

ST. 6260

21 March, 1945.

ghness'

your letter No.L7961,
say that for the
our of study. If
e, timely intimatio

tive Officer,
provement Trust.

OFFICE OF THE NAGPUR IMPROVEMENT TRUST.

...

Memorandum.

No. 1654 dated Nagpur, 21 March, 1945

To,

The Secretary to the Government of His Highness
the Maharaja of Mysore,
Law Department,
Bangalore.

I acknowledge with thanks the receipt of your letter No.L7961 dated Bangalore the 9th February, 1945 and to say that for the present the Trust deputation has completed its tour of study. If later it is decided to visit Mysore and Bangalore, timely intimatio would be addressed

Executive Officer,
Nagpur Improvement Trust.

...